

PROPOSED RIGHT
TURN LANE, 150'
TANGENT W/ 118'
REVERSE CURVE

RECEIVED
NOV 7 2003

VAN DORN STREET

REMOVE
EXISTING
SIDEWALK
35' REAR
YARD
25' MINIMUM
GARAGE SETBACK
50' MINIMUM
TWO STORY SETBACK
18' MINIMUM
THREE STORY SETBACK

PROPOSED 4' WALK

64x22' GARAGE
ENVELOPE (TYP)

BLOCK 4

SOUTH 84TH STREET

PROPOSED RIGHT
TURN LANE, 150'
TANGENT W/ 118'
REVERSE CURVE

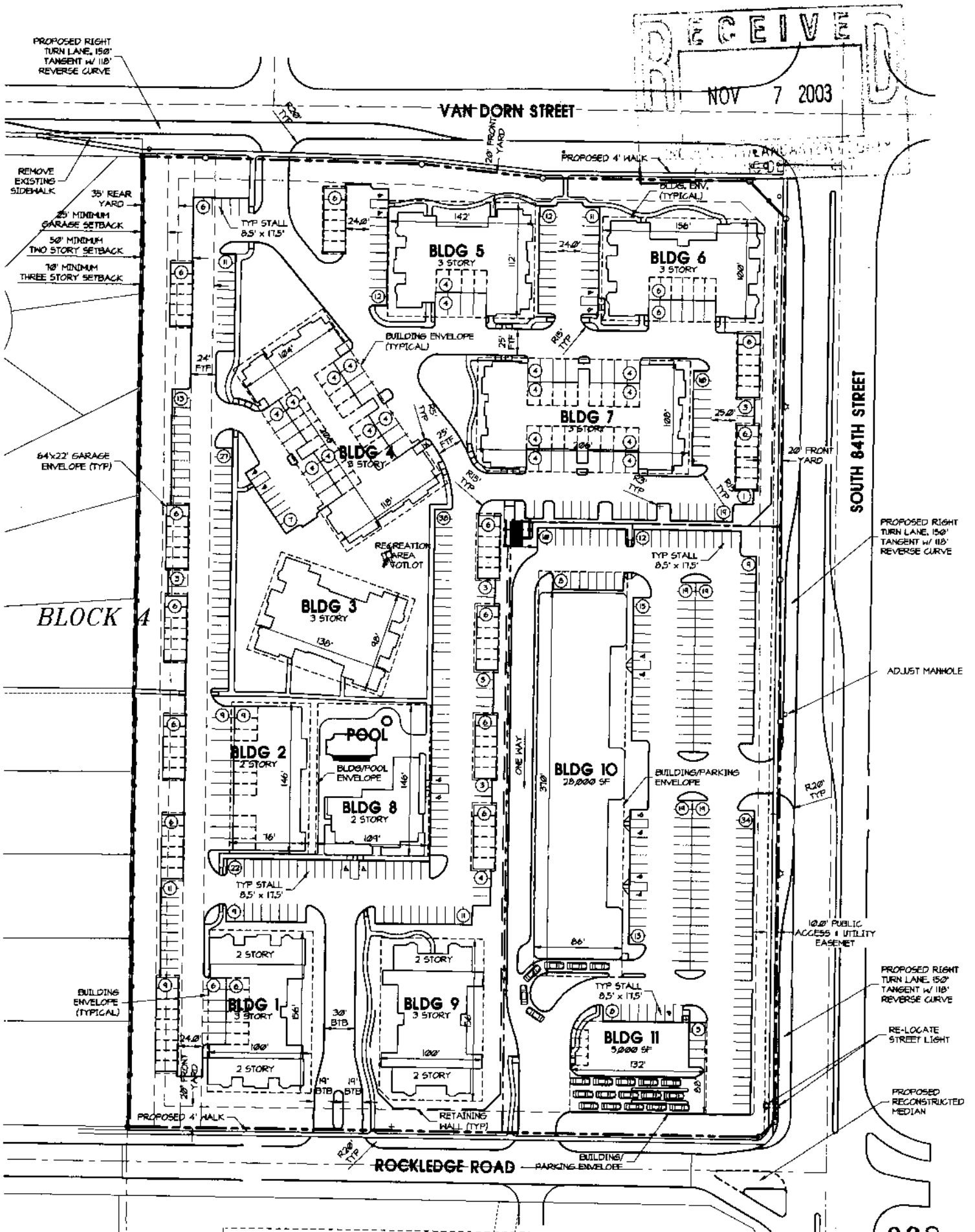
ADJUST MANHOLE

PROPOSED RIGHT
TURN LANE, 150'
TANGENT W/ 118'
REVERSE CURVE

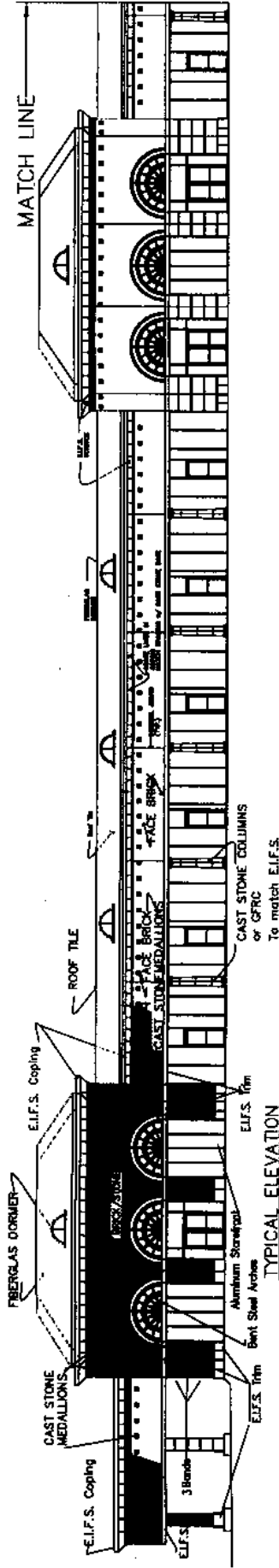
RE-LOCATE
STREET LIGHT

PROPOSED
RECONSTRUCTED
MEDIAN

038



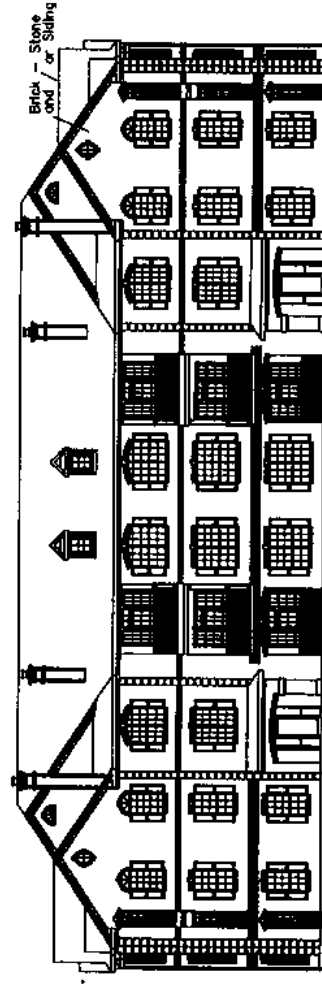
SLOSBURG ELEVATION DESIGN



TYPICAL ELEVATION

- Cast Stone / G.F.R.C.: Color to match the Owners Standard
- EL.F.S./G.F.R.C.: To match the Cast Stone / G.F.R.C
- Brick / Stone: Type, color, Mix and Size to be Approved by the Owner
- Aluminum Storefront: Hardcoat Anodized
- Roof Screening Tile: Tiles to match the Owners Standard
- Fiber Glass Dormers: To match the Owners Standard. (When Used)
- Bent Steel Arches: Paint to match the Owners Standard.

SLOSBURG COMMERCIAL DESIGN ELEVATION



SLOSBURG 3 STORY DESIGN ELEVATION



DETACHED GARAGE ELEVATION

RECEIVED

JUL 23 2003

UNION COUNTY ANGLICAN COURT
CLERK OF DISTRICT

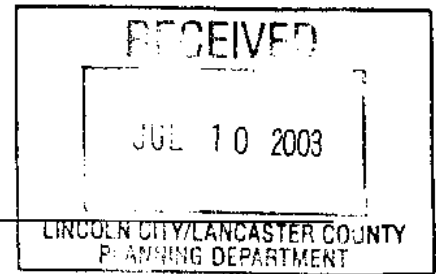
Not to Scale

039

Note:

- Owner Reserves the Right to Adjust Materials and Architectural Style
- These plans contain proprietary and confidential information of Slosburg Company and are protected under the copyright laws of the United States. All rights are reserved. No part of these plans may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Slosburg Company. Any copying of these plans is strictly prohibited and may subject the offender to civil liability and severe criminal penalties. (Title 17, United States Code, Sections 501 and 506)

M e m o r a n d u m



To: Greg Czaplewski, Planning Department
From: ^{CB} Chad Blahak, Public Works and Utilities
Subject: Van Dorn Acres PUD
Date: July 9, 2003
cc: Randy Hoskins
Devin Biesecker

Engineering Services has reviewed the Van Dorn Acres PUD, located on the southwest corner of Van Dorn Street and South 84th Street, and has the following comments:

- Sanitary Sewer - Calculations need to be provided showing that the Fox Hollow sanitary sewer has the excess capacity to serve this development.

Given that the sanitary system is labeled as private, the proposed ejector pump shown to serve Lot 23 is satisfactory if the design standard waiver is approved.

The method of service for Building 10 needs to be shown on the utility plan.

- Water - The private water system shown is unsatisfactory. Design standards state that only one water meter is allowed per lot. The system shown indicates the need for two meters, one off of Rockledge Road and one off of Van Dorn Street. Also, water meter locations need to be shown on the plans in and above ground structure or in the mechanical room of a proposed building.

The proposed water in Rockledge needs to be built as a condition of building permit approval.

- Grading/Drainage - The grading and drainage plan shown is unsatisfactory. The plan uses 5' interval contours which do not show adequate detail to perform a proper review. Contours at 2' intervals should be shown on the plans.

Additional information concerning the proposed detention cells needs to be provided including stage/storage/discharge values, outlet structure details and more detailed grading information.

There appears to be errors in the detention calculations shown. The peak inflow to cell #2 does not take into account the outflow for cell #1. Also, it appears that the runoff from Basin A3 is higher than what is shown on the plans. Revisions to these calculations must be made and the plans resubmitted for review. Also, calculations for the 2 year and the 10 year storm need to be provided.

There is no internal storm sewer system shown on the plans. It needs to be shown that all drainage that is assumed to reach the detention cells has a route to get there via storm sewer or overland flow.

As a condition of approval, the applicant needs to show written proof that they have permission to construct cell #1 on off-site property. Verbal agreement will not be accepted.

- Streets - The contours in Rockledge Road indicate a substandard paving cross section. The contours need to be revised to reflect the standard 27' paving cross section.

Street paving in Rockledge Road needs to be constructed as a condition of building permit approval.

- In the "ADDITIONAL GENERAL NOTES" section on sheet 1 of 8, note #20 needs to be changed. The following verbiage needs to be stricken "...the eastbound left turn movements is hazardous, City will work with developer to find solutions to mitigate the hazards. If solutions do not reduce the hazard...". In its place insert the following "...crash rate is higher than normal or signals are warranted...". Also, at the end of the note replace "...left turn movement." with "...left turn and through movements."
- General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

**PUBLIC WORKS AND
UTILITIES DEPARTMENT**



MEMORANDUM

Date: July 9, 2003

To: Greg Czaplewski
cc: Ben Higgins, Chad Blahak

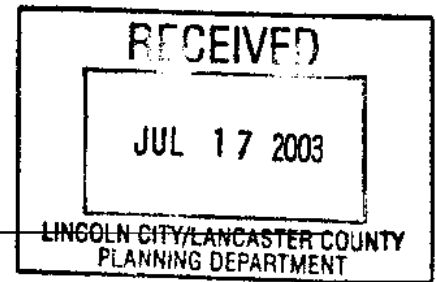
From: Devin Biesecker

Subject: *Van Dorn Acres Addition*

Below are Watershed Management's comments on Van Dorn Acres PUD. Comments are based on a four sheet plan set stamped June 26, 2003 by the Planning Department.

1. Drainage patterns and details of the detention cells can not be evaluated given the 5 ft contours shown on the grading plan. 2 ft contours are available for this area and should be included for an adequate review of these details.
2. Any private stormwater systems should be shown on the plan to show which areas may or may not drain to the detention cells.
3. Emergency spillways along with a clear overland flow path should be designed and shown for both detention areas. Detention cells may overtop if the outlet becomes clogged with debris, an emergency spillway and an overland flow path would reduce the possibility of damage to downstream property if this were to occur.
4. A 404 permit from the U.S. Army Corps of Engineers may be required for filling in the small tributaries that drain across the proposed development. If permits are required, approval of the permits must be obtained from the U.S. Army Corps of Engineers before the grading of these areas has begun.

M e m o r a n d u m



To: Greg Czaplewski, Planning Department
From: *LB* Chad Blahak, Public Works and Utilities
Subject: Van Dorn Acres PUD
Date: July 16, 2003
cc: Randy Hoskins

Engineering Services has reviewed the requested waivers for Van Dorn Acres PUD and has the following comments:

- See memo dated July 9, 2003 for comments on the requested waiver for a sanitary ejector pump.
- According to records, the sidewalk between Lots 16 & 17, Block 4 in Crown Pointe is constructed. There does not appear to be sufficient justification to eliminate a pedestrian connection to the existing sidewalk. The pathway would serve as a valuable route for the existing residential development to access the proposed commercial area.
- The requested waiver for allowing tandem parking to count toward the project parking requirements is satisfactory to Public Works.
- Pubic Works has no comment on the requested waiver for building separation reduction.
- Public Works has no comment on the requested waiver for privacy fence exceeding 6'4" in a residential district.

IMPORTANT

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Permit # **DRF03069**

Address #Error

Job Description: Development Review - Fire

Location: VAN DORN ACRES

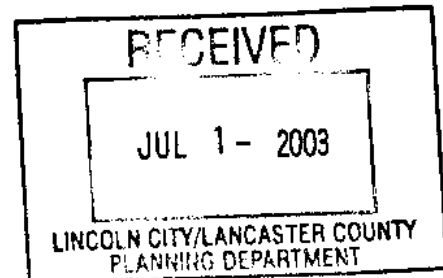
Special Permit:

Preliminary Plat:

Use Permit:

CUP/PUD: Y 2751A

Requested By **GREG CZAPLEWSKI**



Status of Review: Denied

06/30/2003 9:32:02 AM

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments: need on site fire hydrants

Current Codes in Use Relating to Construction Development in the City of Lincoln:

2000 International Building Code and Local Amendments
2000 International Residential Code and Local Amendments
1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
1989 Fair Housing Act As Amended Effective March 12, 1989
1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
1999 National Electrical Code and Local Amendments
1997 Uniform Mechanical Code and Local Amendments
1994 Lincoln Gas Code
1994 NFPA 101 Life Safety Code
2000 Uniform Fire Code and Local Amendments
Applicable NFPA National Fire Code Standards



Terry A Kathe

08/08/2003 12:47 PM

To: Gregory S Czaplewski/Notes@Notes

cc:

Subject: Van Dorn Acres - PUD

Greg -

After reviewing the above mentioned project, this department has the following comments;

1. Building code does not allow for any feature of the buildings to be closer than 20 feet(decks, etc)
2. The fence if over 6-4 would be required to be setback 2 foot from the property line and cannot be located in the front yard.

Memo



To: Greg Czaplewski, Planning Department

From: Mark Canney, Parks & Recreation

Date: July 1, 2003

Re: Van Dorn Acres Addition

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. The development is exempt from impact fees based on the neighborhood park and trail impact fee benefit area map.
2. An outdoor recreation plan needs to be submitted for review that include location of a tot lot, ½ court basketball court, swing and spring toys or equivalent.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US>

To: Greg Czaplewski <Gczaplewski@ci.lincoln.ne.us>
cc:
Subject: Van Dorn Acres

07/24/2003 01:30 PM

Mr. Czaplewski,

I have reviewed the Planned Unit Development of Van Dorn Acres. I was informed that the developers wish to sell alcohol, on or off sale, out of Building # 9. The PUD shows Building # 9 within 100 feet of a residential district.

The Lincoln Police Department will recommend denial based on the criteria that he proposed location will be within 100 feet of a residential district / residential use.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Greg Czaplewski

DATE: July 2, 2003

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: Van Dorn Acres
CZ #3415, PUD #2751A

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Van Dorn Acres with the following items noted:

- Water and sanitary sewer to be provided by the City of Lincoln.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.
- The proposed development is located within the Firethorn Wellhead Protection Area. Best management practices (BMP) should be utilized to decrease the risk of groundwater contamination. For example, being conscientious regarding the use of lawn chemicals/fertilizers and ensuring the proper the storage of chemicals and/or fuels.

Memorandum

ITEM NO. 3.2: CHANGE OF ZONE NO. 2751A
(p.163 - Public Hearing - 8/20/03)

To: Steve Henrichsen, Planning *KE*
From: Roger Krull, Wastewater
Subject: South 84th and Van Dorn Development
Date: August 19, 2003
cc: Dennis Bartels, Gary Brandt, Gary Thalken, Jeremy Williams
S Masters

Wastewater has determined that the additional flow from the proposed development located at South 84th and Van Dorn (southwest corner of intersection) will not cause any additional flow problems to the existing sanitary system downstream of this development. Flow monitoring was performed over the past few days and our calculations show the we will be within the capacity of our system with the addition of this development at this time.

mar00601rdk

FAX: S Masters

cc: Planning Commission
Public Works
Law Department
Applicant



Allstate.
You're in good hands.

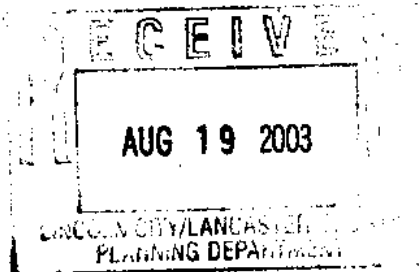
ITEM NO. 3.2: CHANGE OF ZONE 2751A
(p.163 - Public Hearing - 8/20/03)

Thomas J. Marcicki,
CFM

Senior Manager,
Real Estate and
Construction

FAX 402-441-6377

Mr. Steve Henricksen
City Planning Staff
City of Lincoln Nebraska
555 South 10th Street
Lincoln, Nebraska 68508



RE: CITY COUNCIL MEETING AUGUST 20, 2003

Mr. Henricksen,

It has come to our attention that at the City Council Meeting this Wednesday, August 20th, one of the items that will be on the agenda will be looking at the possibility of adding a new traffic light on 84th street, between Van Dorn Street on the North and Montello Road on the South.

Please be advised that Allstate Insurance and Lincoln Benefit Life request that the planning commission leave both of these traffic lights in tact. As you know, the intersection of 84th and Van Dorn must have a light due to the amount of traffic that uses it on a daily basis, and the speeds on 84th street. The intersection of Montello and 84th, is the only form of egress from the Fire Thorn subdivision and about 40% of our employees use this exit on a daily basis to go South.

If a proposed new traffic light would be installed at Rockledge Road, basically at our entrance, we would request that the City of Lincoln make the necessary changes to the intersection and our existing entrance so that cars could turn both Right (North) and Left (South) out of our property. Today, the design of this entrance only affords us access to a Right turn.

050

If there are any questions, please do not hesitate to give me a call.

My direct line is 847-402-6341. Thank you for your help in this matter.

Regards,

A handwritten signature in black ink, appearing to read 'Tom Marciciak', with a large, loopy flourish above the name.

Thomas J. Marciciak, CFM
Senior Manger, Field Real Estate.

IN OPPOSITION

ITEM NO. 3.2: CHANGE OF ZONE NO. 2751A

(p.163 - Public Hearing - 8/20/03)

cc: Planning Commission

Public Works

Law Department

To: <plan@ci.lincoln.ne.us>

cc: "Cherly Dahl" <cdahl@lincolnzoo.org>, Applicant

<wolson@DeMarsGordon.com>

Subject: Change of Zone No. 2751A,



"KURTIS SUHR"

<ksuhr@neb.rr.com>

08/19/2003 10:21 AM

*******PLEASE FORWARD TO PLANNING COMMISSIONERS PRIOR TO
AUGUST 20TH PLANNING COMMISSION MEETING*******

Honorable Planning Commissioners:

Tomorrow, August 20, members of the Crown Pointe Homeowners' Association will be testifying at the public hearing in opposition to item 3.2 Change of Zone No. 2751A, an amendment to Van Dorn Acres Final Planned Unit Development. Attached are letters we distributed to City of Lincoln Planning Director and the Developer discussing our concerns. We are not sure if you received a copy of each letter but we want to ensure you had access to available information. We ask you opposed this amendment in support of our neighborhood, our families, our children, our investments and our quality of life.

Respectfully submitted:

Crown Pointe Homeowners' Association

Kurtis A. Suhr

—Architecture

An Association of Kurtis A. Suhr R.A. & Partners in Planning AIA



SLOSBURG 7-28-2003.DC Plannig Director LETTER 7-28-2003.D

Mr. Richard H. Slosburg
Slosburg Real Property
10040 Regency Circle
Omaha, Nebraska 68114

July 28, 2003

Re: Proposed Development at 84th & Van Dorn

Dear Mr. Slosburg:

This letter is written in opposition to the proposed development of the land located on the southwest corner of the intersection of 84th and Van Dorn Streets in Lincoln. First, we, the homeowners comprising the Crown Pointe Homeowners' Association, are not pleased with the process that has transpired to date. Secondly, we also do not agree with the layout and content of the proposed development.

The City of Lincoln, Planning Department, has notified us that the hearing for the proposed development has been rescheduled to August 10, 2003. We are unclear as to the reason why but are hopeful it is because you wish to discuss your development in more detail with our Crown Pointe Homeowners' Association, address our concerns and come to some type of common understanding.

If so, we welcome a meeting with you and your design team to discuss our concerns. We have established some criteria upon which we are basing our concerns. We believe the proposed development should address the following:

1. **We would support a development plan that limits the use of our neighborhood streets and promotes and encourages the use of either 84th Street and/or Van Dorn Street!**
2. **We would support a development plan that respects the intent and concept of the R-3 zone and follows more traditional planning rules and methods that have been utilized throughout other neighborhoods within the City of Lincoln!**

Please contact us at your convenience if you are willing to work with us.

Sincerely,

Crown Pointe Neighborhood Association

By: _____

Tom Tracy, its President

Cc. Marvin Krout, Planning Director, City of Lincoln Planning Department

Mr. Marvin Krout, Planning Director
City of Lincoln and Lancaster County
County City Building
555 South 10th Street
Lincoln, Nebraska 68508

July 28, 2003

Re: Proposed Development at 84th & Van Dorn

Dear Mr. Krout:

This letter is written in opposition to the proposed development of the land located on the southwest corner of the intersection of 84th and Van Dorn Streets in Lincoln. First, we, the homeowners comprising the Crown Pointe Homeowners' Association, are not pleased with the process that has transpired to date. Secondly, we also do not agree with the layout and content of the proposed development. We believe the proposed development only serves the interests and ultimate profits of the developer who is not concerned about the interests of the neighborhood, community and City of Lincoln.

We were first notified by the developer on June 16, 2003, of the developer's intent to develop the property. We were invited to a meeting scheduled on June 24, 2003, at which the developer would explain its proposal. Please note that only those homeowners who directly abut the proposed development were invited to this meeting. At the meeting, those of us in attendance expressed a strong concern that the entire neighborhood should be made aware of the development, and have an opportunity to meet. Only then did the developer agree to notify other interested parties. The Developer sent out more invitation letters, dated June 30, 2003, for a second meeting that was held on July 8th, 2003. We do not know who were all invited, but we do know that not all property owners within 500' feet of the development were contacted. For example, the owner of Somerset Apartments, directly across Van Dorn Street to the north of the proposed development, obviously an interested party, was not invited. In addition, discussions with other Crown Pointe neighbors revealed that several also did not receive an invitation. We bring this to your attention for the simple reason that we do not believe the process respects the collective interests of our entire neighborhood.

For those that did attend the meetings, it was their hope that the meetings would be informative and exploratory, at least to the degree that we would be asked for ideas and concerns, which might be considered and incorporated into a design that best served all interests. That was not the case. The Developer came to use with a site plan for the proposed development which served only the developer's interests. The plan was presented to us in as if to say: ***"This is what were going to do. We know it is important to notify and present it to the neighbors since that is important to the city planners. While we hope you like it, like it or not this is what is going to happen!"*** We had hoped they would have come with a blank piece of paper.

We were told that the developer has been working on this for (2) two years. It seems that we could have and should have been involved in the process at its conceptual

stage.

The process is flawed and backwards which makes us feel as if it is being shoved down our throats. Lines were put on paper and the design set before anyone in our neighborhood was contacted concerning the Developer's intent. The Developer has had two years to put together the proposed development and we, the neighborhood, have 6-8 weeks to gather facts and prepare our opposition. We believe the current development process should be halted now and restart only after all affected interests can have real input into a development that works not only for the Developer, but for our neighborhood as well!

The proposed plan is quite frankly, not well planned for this area or site. The Following is an introductory outline of our concerns regarding the proposed development:

- **Increased traffic congestion – the area is already heavily congested with traffic caused by access to and from Lux Middle School and people already passing through the neighborhood trying to avoid the 84th & Van Dorn Intersection. The proposed design will encourage those from the development to utilize our neighborhood residential streets to reach their final destination. We believe a plan should be developed that promotes the use of either 84th Street and/or Van Dorn Street!**
- **The proposed density adds a significant number of living units to and R-3 blanket zone that creates a density more similar to and R-5 or R-6 zone. Many apartments will have direct visual site lines into the backyards of the existing homes abutting the development. This causes us to believe that we will have personal safety and security issues. We will suffer a loss of privacy and the quality of life that the homeowners bought into years ago will be forever gone!**
 - **The development would not be aesthetically pleasing to the adjacent properties. It would add significant noise and lighting pollution to the rear and front yards of many. We encourage you to visit Lenox Village, another property developed by the same developer, in the dark of night to personally witness the excessive light levels that will protrude into the neighborhood. This is unacceptable!**
 - **There are not adequate buffers planned between the adjacent property owners and garages. Even though the R-3 zone calls for a 35' rear yard setback, garages (deemed accessory buildings) have been located only seventeen feet from the west property line. This line is the common shared property line between the development and the abutted neighbors. The only buffering indicated is that minimally required by city standards. We believe this is inadequate and insensitive to the neighborhood! Due to this nature and density of the proposal, we believe we will suffer decreased property valuations.**
 - **Due to the density, there is a significant lack of green space, and minimal landscaping planned for the project, unlike other developments in the area. The proposed building heights will adversely impact the open and suburban nature of the area.**

The Crown Pointe Neighborhood Association supports the design concept of the original development plan adopted and approved in 1993. This was the plan the homeowners were made to believe that would be implemented BEFORE we invested in our homes. The concept, layout and density of the 1993 plan are more neighborhood sensitive.

We are asking the Planning Commission and the City Council to comply with the intent of the 1993 plan. It has less density, less commercial space, less traffic impact, better traffic flow, less noise and light pollution, more green space, no roads behind our homes, no buildings close to existing homes, is safer and less intrusive, and fits better with our neighborhood. And, it respects more traditional planning rules and methods that have been utilized throughout other neighborhoods within the City of Lincoln. We believe it could provide a positive impact to the Crown Pointe neighborhood!

We would greatly appreciate it if the Planning Commission would consider and address our concerns, and weigh the consequences the developer's proposal will have on the quality of lives of the existing Crown Pointe homeowners. We ask you to tour the site and look closely at the 1993 plan vs. the proposal. We believe the concept and design intent of the original plan is more considerate and sensitive for the people who reside in Crown Pointe, as well as the entire city of Lincoln. Please join us in opposition of the new proposed development.

Sincerely,

Crown Pointe Neighborhood Association

By: _____

Tom Tracy, its President



Good Shepherd Presbyterian Church

September 15, 2003

Mr. Greg Czaplewski, Planner
Lincoln-Lancaster County Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

Dear Greg,

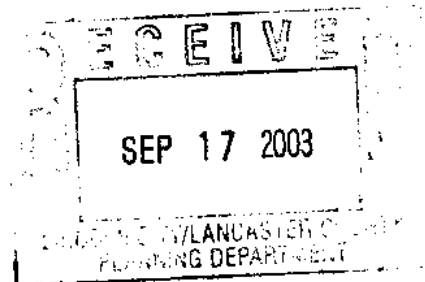
This is to advise you that the Good Shepherd Presbyterian Church has completed negotiations with the Slosburg Real Property Company regarding the use of church property in the development of the property extending from Rockledge Road to Van Dorn Street, bounded on the east by 84th Street. The following agreement will be in force when and if the developer's proposal is ultimately approved by the Lincoln City Council.

The Good Shepherd Presbyterian Church will grant a permanent easement to the Slosburg Real Property Company to construct a 1.3 acre dry water detention basin in the northwest corner of the church's property, to meet the requirements set forth by the City of Lincoln, with the company assuming responsibility for the maintenance and liability associated with the detention basin.

The negotiations were carried out in a professional manner, and the concerns of the church membership and Session received the productive attention of the developer. The Slosburg Real Property Company is to be commended for their efforts to reach an agreeable resolution.

On Behalf of the Session,

Jack Lamphere, Chairman
Building and Grounds Committee
Good Shepherd Presbyterian Church



Rev. Dr. Carl R. Crawford

8300 East Pointe Road · Lincoln, NE 68506 · 402/484-8844 · Fax 402/484-7462

www.asiweb.com/community/churches/goodshepherd.asp
goodshep@radiks.net

Amend Condition 1.1. ~~6~~ to read as follows:

Reconstruction of Rockledge Road at 84th Street to be by executive order.
Construction in Rockledge Road to include modification to the existing raised island to allow east bound left turn and through maneuvers from Rockledge Road at 84th Street.

~~When warranted and recommended,~~ The Developer is responsible for the cost of installation of a traffic signal at 84th and Rockledge Road. The traffic signal shall be installed at the same time as the reconstruction of Rockledge Road when said traffic signal shall be excavated upon the issuance of the first occupancy permit for the development. ~~Activated.~~

Amend Condition 6.6 to read as follows.

Show easements required by Lincoln Electric System however, no easements will be required to be shown on the west 29 feet of the development in order to protect the proposed landscaping.



Lincoln Public Schools

Custodial, Maintenance & Facilities Building • 800 South 24th • Lincoln, Nebraska 68510 • (402) 436-1072 • (Fax) 436-1557

August 29, 2003

Steve Henrichsen
Planning Department
555 S. 10th Street
Lincoln, NE 68508

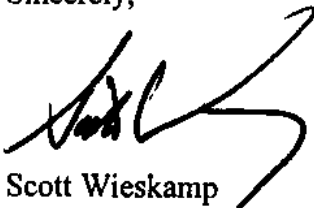
SUBJECT: 84TH & VAN DORN STREETS DEVELOPMENT

Dear Steve;

This letter is in response to a recent meeting that I had with Mr. Jerry Kavan and Mr. Mike Rierdon regarding a proposed development plan on the southwest corner of the intersection of 84th & Van Dorn Streets in east Lincoln. The plan proposed approximately 200 apartment units, along with a convenience store.

I have reviewed the proposal on behalf of Lincoln Public Schools and foresee little impact on the school and our daily operations. Please let me know if you should have any questions.

Sincerely,



Scott Wieskamp
Director of Facilities

c: Dennis Van Horn
James Gessford
Mike Rierdon
Jerry Kavan

LINCOLN BENEFIT LIFE
C O M P A N Y

A Member of Allstate Financial Group

Scott Lawson
Controller

August 27, 2003

Mr. Jerry Kavan
The Slosburg Company
10040 Regency Circle
Omaha, NE 68114

Dear Mr. Kavan:

We appreciate the time you have spent over the past four months discussing the status of your proposed development at 84th & Van Dorn Streets. Allstate and Lincoln Benefit Life Company are extremely proud of the campus we have constructed on South 84th Street and it is important to us that future developments be a positive addition to this area. We are pleased to know that your project will be of similar appearance and quality to your Lenox Village Development at 70th & Pioneers Streets and hopefully will offer services that can be utilized by our 900 employees.

Our only concern deals with the situation of traffic lights as they relate to people exiting our property. As mentioned in a previous letter from Tom Marciciak, Senior Manager-Allstate Real Estate and Construction, it is critical to us that the stoplight remain at Montello Road. Currently, our main entrance across from Rockledge Road is configured so as to allow exiting traffic to only turn north onto 84th Street. Reconfiguration of this exit to provide for left turns is not practical given the space available, so it is important that our employees that live to the South continue to have access onto 84th Street from Montello Road. We do not object to the addition of a stoplight at Rockledge Road & 84th Street, so long as the light remains at Montello.

Aside from our position on the traffic light, which is presently supported by the City Traffic Engineer, we have no opposition to your proposed project and wish you success with your development.

Yours truly,



Scott Lawson
Vice President and Controller
Lincoln Benefit Life Company

060

**Ken and Ann Shunkwiler
7020 LaSalle
Lincoln, NE 68516**

June 23, 2003

Neighbors of 84th and Van Dorn Proposed Development
Lincoln, NE

Dear Neighbors:

Jerry Kavan of Slosburg Company has requested that we write and share our experiences with the Slosburg Company in regard to the development which they built at 70th and Pioneers, now known as Lenox Square.

Our property directly adjoins the Slosburg property. Jerry Kavan and Richard Slosburg were sensitive to our concerns and satisfactorily addressed the issues which were important to us. They did what they said they were going to do and we have been pleased with the quality and management of the development. If we may answer any questions, please feel free to give us a call.

Sincerely,

Ken & Ann Shunkwiler

August 11, 2003

Subject: Project Proposal, 84th & Van Dorn

Concerned Parties:

I have been given the opportunity to respond to questions re the above subject and a meeting held at Lenox Village Clubhouse, for interested neighbors. The presentation was concise and informative and well presented, considering that some of the audience probably attended in a hostile mood. The drawings used and the explanation of how the present design was arrived at, were very helpful in visualizing the end result of the development.

The design presented is far more acceptable than the original plan for development. The presence of City staff and professional traffic engineers allayed some of my fears of traffic and safety in and out of a Van Dorn street access.

The existing Slosburg development at 70th & Pioneers appears to be proving to be good neighbors to the surrounding residential area and one would only assume that they would be the same in this proposed development. Progress will happen in spite of individual objections, so you may want to go with a class act and a known quantity.

A Close Neighbor,

A handwritten signature in cursive script, appearing to read "Gene Staberg".

Gene Staberg
2727 South 82nd St.
Lincoln, NE 68506

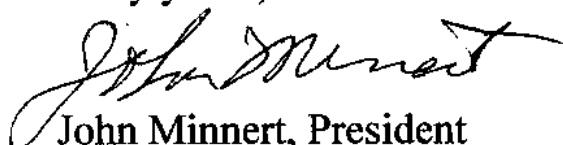
August 18, 2003

Re: 84th & Van Dorn Proposed Project

Members of the Planning Commission and City Council:

Slosburg Company asked that we write on behalf of the Crown Pointe Townhome Association concerning the project presented for development of the vacant southwest corner of 84th & Van Dorn. The quality and layout of the project is superior to the original design, and we think it would be a great addition to our neighborhood. We are looking forward to the retail stores this will bring to our neighborhood. We support this proposal.

Truly yours,

A handwritten signature in black ink, appearing to read "John Minnert", written in a cursive style.

John Minnert, President
Crown Pointe Townhome Association
2919 Split Rail Lane
Lincoln, NE 68506

August 5, 2003

Re: Proposed 84th & Van Dorn Project

To Whom It May Concern:

At the request of the Slosburg Company, we are writing to express our opinion of the referenced project. My wife and I live across the street from the proposed development. We attended the meeting held by Slosburg Company on July 8 at the Lenox Village Apartments clubhouse. We were satisfied with the quality of the presentation and appreciate the considerations they gave to the existing neighborhood in their design. We believe this project would be a very good addition to our neighborhood. The quality of the apartments will help to maintain the level of quality of the neighborhood, and the type and quality of the retail would be welcome. It definitely is an improvement from the original plan.

PRESENTED IN THE MEETING OF JULY 8,

We hope that the project is approved and we think the Slosburg Company will be good neighbors.

Sincerely,

Harold A. Rank

Harold & Verna Rank
2711 So. 82nd Street
Lincoln, NE 68506

September 9, 2003

Lincoln Planning Commission
Lincoln, Nebraska

Dear Commissioners:


My husband and I are writing to show our support for the project proposed by the Slosburg Company for 84th & VanDorn. We have lived in our home at 7910 East Pointe Rd. for nearly 9 years, and purchased in this neighborhood knowing that 84th & VanDorn would eventually be developed into a mix of commercial and apartment buildings.

I believe that the Slosburg Company has tried very hard to work with the neighbors by meeting with them and considering their points of view. I also believe that the project proposed by Slosburg Company has made several changes from the original preliminary plat developed by the Herbert brothers that actually enhance the neighborhood and will make it more "neighbor friendly".

For example the original preliminary plat showed a convenience store/gas station at the north-east corner. This would no doubt have been open very late, possibly all night, having the need for bright lights that illuminate into peoples back yards. The Slosburg plan has apartment buildings along the north perimeter. Also, I believe the garages proposed for the west perimeter create a much better buffer zone between the apartments and their neighbors to the west.

The Slosburg Company has proven their integrity to develop quality projects by their developing and building the Lenox area at 70th & Pioneer.

We support the project that Slosburg is proposing and hope that the Planning Commission will approve their plan.


Jim and Vicki Cox

9/17/03

VAN DORN STREET

Zachler

Fox

29'

49'

32'

Miller

Johnson

Tracy

Hoppes

Pine

Weed

Goetowski

Lehman

ROCKLEDGE ROAD

SOUTH 84TH STREET

VAN DORN ACRES

NO SCALE

REVISED 16 SEP 03

City of Lincoln Planning Commission
555 South 10th Street
Lincoln, NE 68508

Re: 84th & Van Dorn Project

Dear Planning Commissioners:

We have met and worked with the developer to reach an understanding upon which we can and do support the referenced project. Our support is subject to the following conditions:

1. Slosburg installing trees in the buffer area behind my home as shown on the attached Exhibit 'A'.
2. Adding a garage behind my back yard, also as shown on the Exhibit.
3. Slosburg's commitment to be sure the grading behind my back yard will provide drainage away from my fence line.
4. The possibility of Slosburg Company providing one or two trees in my back yard to enhance the buffering.
5. Slosburg Company's commitment to provide their site lighting in the area near the single family homes by pole lights instead of wall packs to prevent glare toward the homes.


Slosburg Company agrees to the following by signing below.

Sincerely,



Dan Lehman
2958 Crown Pointe Road
Lincoln, NE 68506

Slosburg agrees to the above conditions this 8 day of September, 2003.


Slosburg Company

September 16, 2003

City of Lincoln
City Council and
Planning Commission Members
555 South 10th Street
Lincoln, NE 68508

RE: Southwest Corner 84th & Van Dorn Mixed Use Development

Dear City Council Members and Planning Commissioners:

We have met and worked with the developer to reach an understanding upon which we can and do support the referenced project. Our support is subject to the conditions listed below:

1. The project unit total will be reduced from 220 units to 210 units.
2. West landscape buffer will be 29 feet wide along the north 785 feet behind garage buildings.
3. West landscape buffer will be 31 feet wide along the north 785 feet behind surface parking stalls.
4. West landscape buffer will be 49 feet in three locations for a total combined length of 150 feet.
5. Building #3 will be reduced by 12 units and moved to minimum of 90 feet from the west property line.
6. Building #4 will be moved to a minimum of 90 feet from the west property line.
7. Building #1 will be moved from 50 feet to 75 feet from the west property line. The garage behind Building #1 will be 25 feet from the west property line. The end elevations of Building #1 will be reduced from three stories to two stories.
8. Dumpsters will be placed in non-required parking stalls and be concealed from the west by a screen.
9. Lighting along the west drive will be provided by lights mounted under the garage eaves and by pole lights with shields to prevent light from encroaching on the homes to the west.
10. Trees in the buffer will be maintained and/or replaced by the developer as necessary.

We have spent a considerable amount of time working with the people from Slosburg Company to reach this solution and would appreciate your approval predicated upon the conditions outlined herein.

Sincerely,


Marilynn Goetowski
2950 Crown Pointe Road

Slosburg Company agrees to the above conditions this _____ day of September 2003.

Slosburg Company

City of Lincoln Planning Commission
555 South 10th Street
Lincoln, NE 68508

Re: 84th & Van Dorn Project

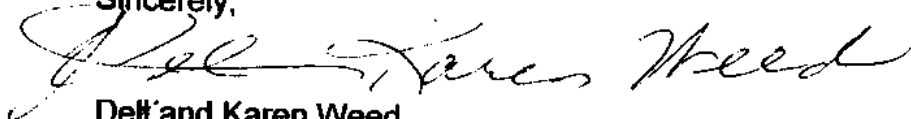
Dear Planning Commissioners:

We have met and worked with the developer to reach an understanding upon which we can and do support the referenced project, if and as approved by the City Planning Commission. Our support is also subject to the following conditions:

1. Slosburg installing trees in the buffer area behind our home as shown on the attached Exhibit 'A', with the exception that the Swamp White Oak ('OSW' on the plan) will be changed to an Autumn Blaze Maple tree just south of our backyard.
2. The garages behind our back yard will have brick half way up on the side and rear walls.
3. Slosburg Company installing and maintaining a six-foot well built wood or vinyl fence across the common property line.
4. Slosburg Company removing the volunteer Cottonwood tree in our backyard and grinding the stump.
5. Slosburg Company providing three trees in our back yard to enhance the buffering, one three to four inch Autumn Blaze Maple and two flowering crab trees.
6. Slosburg Company's commitment to provide their site lighting in the area near the single-family homes by pole lights instead of wall packs to prevent glare toward the homes.

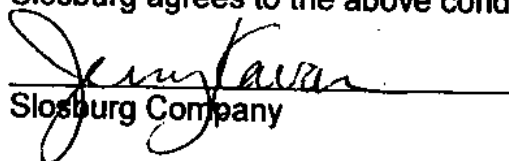
We would like to say that the people from Slosburg Company have been very good to work with and always honest and informative. We think their Lenox project at 70th & Pioneers Blvd. is very nice and well maintained. Slosburg Company agrees to the following by signing below.

Sincerely,



Delf and Karen Weed
2940 Crown Pointe Road
Lincoln, NE 68506

Slosburg agrees to the above conditions this 11 day of Sept., 2003.



Slosburg Company

September 16, 2003

City of Lincoln
City Council and
Planning Commission Members
555 South 10th Street
Lincoln, NE 68508

RE: Southwest Corner 84th & Van Dorn Mixed Use Development

Dear City Council Members and Planning Commissioners:

We have met and worked with the developer to reach an understanding upon which we can and do support the referenced project. Our support is subject to the conditions listed below:

1. The project unit total will be reduced from 220 units to 210 units.
2. West landscape buffer will be 29 feet wide along the north 785 feet behind garage buildings.
3. West landscape buffer will be 31 feet wide along the north 785 feet behind surface parking stalls.
4. West landscape buffer will be 49 feet in three locations for a total combined length of 150 feet.
5. Building #3 will be reduced by 12 units and moved to minimum of 90 feet from the west property line.
6. Building #4 will be moved to a minimum of 90 feet from the west property line.
7. Building #1 will be moved from 50 feet to 75 feet from the west property line. The garage behind Building #1 will be 25 feet from the west property line. The end elevations of Building #1 will be reduced from three stories to two stories.
8. Dumpsters will be placed in non-required parking stalls and be concealed from the west by a screen.
9. Lighting along the west drive will be provided by lights mounted under the garage eaves and by pole lights with shields to prevent light from encroaching on the homes to the west.
10. Trees in the buffer will be maintained and/or replaced by the developer as necessary.
11. If so desired by us at the time, developer will give us the dollar value of the fence he intends to build across our rear property line for us to use in fencing our yard.

We have spent a considerable amount of time working with the people from Slosburg Company to reach this solution and would appreciate your approval predicated upon the conditions outlined herein.

Sincerely,



Roger and Terry Pine
2930 Crown Pointe Road

Slosburg Company agrees to the above conditions this ____ day of September 2003.

Slosburg Company

September 16, 2003

City of Lincoln
City Council and
Planning Commission Members
203 South 10th Street
Lincoln, NE 68508

RE: Southwest Corner 84th & Van Dorn Mixed Use Development

Dear City Council Members and Planning Commissioners:

We have met and worked with the developer to reach an understanding upon which we can and do support the referenced project. Our support is subject to the conditions listed below:

1. The project unit total will be reduced from 220 units to 210 units.
2. West landscape buffer will be 29 feet wide along the north 785 feet behind garage buildings.
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9. Lighting along the west drive will be provided by lights mounted under the garage eaves and by pole lights with shields to prevent light from encroaching on the homes to the west. Trees in the buffer will be maintained and/or replaced by the developer as necessary.

We have spent a considerable amount of time working with the people from Slosburg Company to reach this solution and would appreciate your approval predicated upon the conditions outlined herein.

Sincerely,


Morry and Dianne Hoppes
2920 Crown Pointe Road

Slosburg Company agrees to the above conditions this _____ day of September 2003.

Slosburg Company

September 16, 2003

City of Lincoln
City Council and
Planning Commission Members
555 South 10th Street
Lincoln, NE 68508

RE: Southwest Corner 84th & Van Dorn Mixed Use Development

Dear City Council Members and Planning Commissioners:

We have met and worked with the developer to reach an understanding upon which we can and do support the referenced project. Our support is subject to the conditions listed below:

1. The project unit total will be reduced from 220 units to 210 units.
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8. Dumpsters will be placed in non-required parking stalls and be concealed from the west by a screen.
9. Lighting along the west drive will be provided by lights mounted under the garage eaves and by pole lights with shields to prevent light from encroaching on the homes to the west.
10. Trees in the buffer will be maintained and/or replaced by the developer as necessary.

We have spent a considerable amount of time working with the people from Slosburg Company to reach this solution and would appreciate your approval predicated upon the conditions outlined herein.

Sincerely,



Tom Tracy
2910 Crown Pointe Road

Slosburg Company agrees to the above conditions this ____ day of September 2003.

Slosburg Company

September 16, 2003

City of Lincoln
City Council and
Planning Commission Members
555 South 10th Street
Lincoln, NE 68508

RE: Southwest Corner 84th & Van Dorn Mixed Use Development

Dear City Council Members and Planning Commissioners:

We have met and worked with the developer to reach an understanding upon which we can and do support the referenced project. Our support is subject to the conditions listed below:

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Dumpsters will be placed in non-required parking stalls and be concealed from the west by a screen.
9. Lighting along the west drive will be provided by lights mounted under the garage eaves and by pole lights with shields to prevent light from encroaching on the homes to the west.
10. Trees in the buffer will be maintained and/or replaced by the developer as necessary.

We have spent a considerable amount of time working with the people from Slosburg Company to reach this solution and would appreciate your approval predicated upon the conditions outlined herein.

Sincerely,

Dave & Jani Johnson

Dave and Jani Johnson
2000 Crown Pointe Road

Slosburg Company agrees to the above conditions this _____ day of September 2003.

Slosburg Company

September 16, 2003

City of Lincoln
City Council and
Planning Commission Members
355 South 10th Street
Lincoln, NE 68508

RE: Southwest Corner 84th & Van Dorn Mixed Use Development

Dear City Council Members and Planning Commissioners:

We have met and worked with the developer to reach an understanding upon which we can and do support the referenced project. Our support is subject to the conditions listed below:

1. The project unit total will be reduced from 220 units to 210 units.
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10. Trees in the buffer will be maintained and/or replaced by the developer as necessary.

We have spent a considerable amount of time working with the people from Slosburg Company to reach this solution and would appreciate your approval predicated upon the conditions outlined herein.

Sincerely,



Brian and Kim Miller
1000 Crown Pointe Road

Slosburg Company agrees to the above conditions this _____ day of September 2003.

Slosburg Company

September 16, 2003

City of Lincoln
City Council and
Planning Commission Members
555 South 10th Street
Lincoln, NE 68508

RE: Southwest Corner 84th & Van Dorn Mixed Use Development

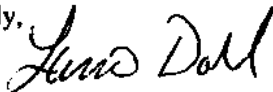
Dear City Council Members and Planning Commissioners:

We have met and worked with the developer to reach an understanding upon which we can and do support the referenced project. Our support is subject to the conditions listed below:

1. The project unit total will be reduced from 220 units to 210 units.
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8. Dumpsters will be placed in non-required parking stalls and be concealed from the west by a screen.
9. Lighting along the west drive will be provided by lights mounted under the garage eaves and by pole lights with shields to prevent light from encroaching on the homes to the west.
10. Trees in the buffer will be maintained and/or replaced by the developer as necessary.
11. Relocate one garage to a location as shown on the attached Exhibit 'A', and move green space from further south to fill the area either side of this garage as shown.

We have spent a considerable amount of time working with the people from Slosburg Company to reach this solution and would appreciate your approval predicated upon the conditions outlined herein.

Sincerely,



Larry and Cheryl Dahl
2810 Crown Pointe Circle

Slosburg Company agrees to the above conditions this ____ day of September 2003.

Slosburg Company

September 16, 2003

City of Lincoln
City Council and
Planning Commission Members
555 South 10th Street
Lincoln, NE 68508

RE: Southwest Corner 84th & Van Dorn Mixed Use Development

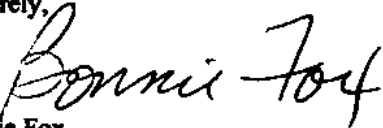
Dear City Council Members and Planning Commissioners:

We have met and worked with the developer to reach an understanding upon which we can and do support the referenced project. Our support is subject to the conditions listed below:

1. The project unit total will be reduced from 220 units to 210 units.
2. West landscape buffer will be 29 feet wide along the north 785 feet behind garage buildings.
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4. West landscape buffer will be 49 feet in three locations for a total combined length of 150 feet.
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Dumpsters will be placed in non-required parking stalls and be concealed from the west by a screen.
8. Lighting along the west drive will be provided by lights mounted under the garage eaves and by pole lights with shields to prevent light from encroaching on the homes to the west.
9. Trees in the buffer will be maintained and/or replaced by the developer as necessary.
10. Relocate one garage to a location as shown on the attached Exhibit 'A', and move green space from further south to fill the area either side of this garage as shown.

We have spent a considerable amount of time working with the people from Slosburg Company to reach this solution and would appreciate your approval predicated upon the conditions outlined herein.

Sincerely,



Bonnie Fox
2800 Crown Pointe Circle

Slosburg Company agrees to the above conditions this 16 day of September 2003.

Slosburg Company

City of Lincoln Planning Commission
555 South 10th Street
Lincoln, NE 68508

To Bill Boehler
from Jerry Kavan
F 479-2073

Re: 84th & Van Dorn Project

Dear Planning Commissioners:

We have met and worked with the developer to reach an understanding upon which we can and do support the referenced project. Our support is subject to the following:

1. The landscape plan submitted to the city will be altered to incorporate the trees shown on attached Exhibit 'A' to block automobile headlights as cars turn into the apartment community from Van Dorn Street.
2. Slosburg Company will provide two trees in our back yard in the locations we discussed.
3. The lighting of the area of the apartment community closest to the single family homes to the west will be designed using light poles instead of wall packs to keep light from glaring toward the homes.

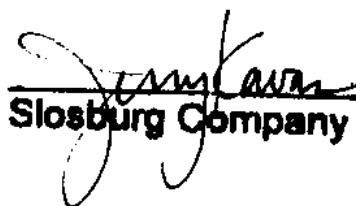
Slosburg Company, by signing below, has agreed to these conditions.

Sincerely,



Bill and Carol Boehler
2801 Crown Pointe Circle
Lincoln, NE 68508

We agree to the above conditions this 3 day of September 2003.


Slosburg Company